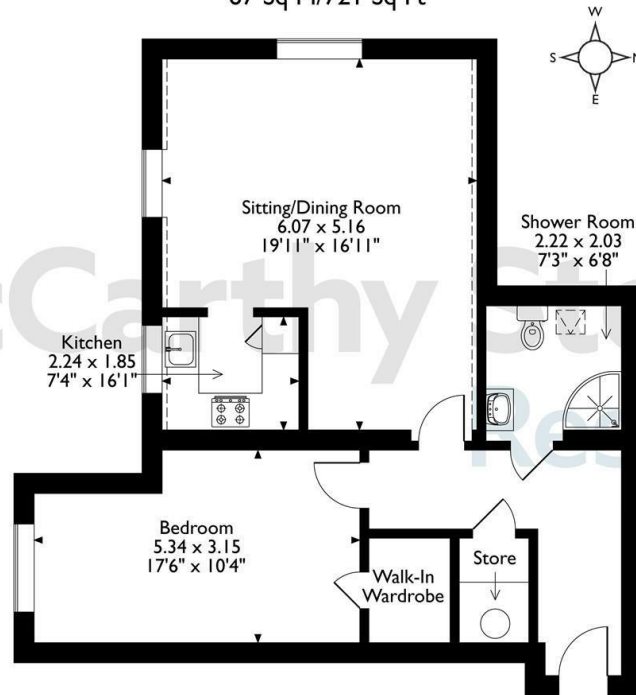
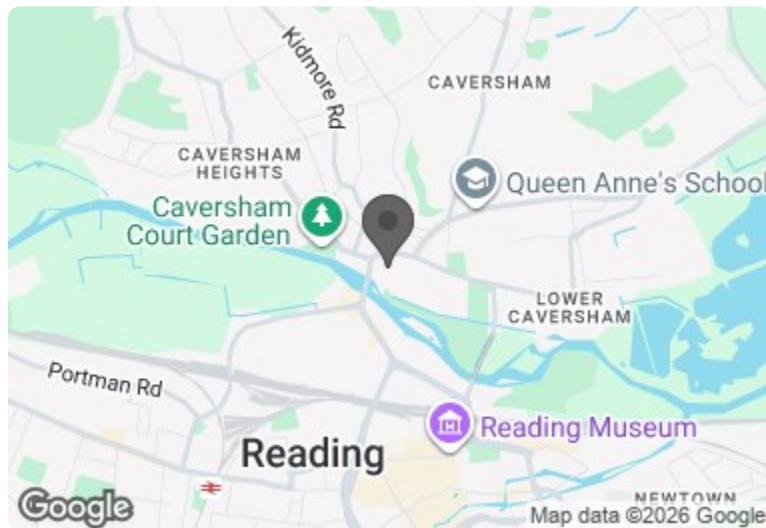


Crayshaw Court, Flat 45, Abbotsmead Place, Reading  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



## 45 Crayshaw Court

Abbotsmead Place, Reading, RG4 8EQ

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £260,000 Leasehold**

A beautifully presented ONE bedroom, SECOND floor apartment. Crayshaw Court, a McCarthy Stone retirement living development is nestled in Caversham and boasts landscaped gardens as well as a Homeowner's lounge where SOCIAL EVENTS TAKE PLACE. Crayshaw Court is Very convenient for all local amenities and lovely riverside walks.

**Call us on 0345 556 4104 to find out more.**

# Abbotsmead Place, Caversham, Reading

1 Bed | £260,000

**PRICE  
REDUCED**

## Summary

Crayshaw Court was purpose built by McCarthy & Stone for retirement living. The development consists of 54 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.

It is situated in central Caversham, close to shops including Waitrose, Iceland, hair salons, cafes, small restaurants and local amenities including pharmacies, care provider and a major NHS GP practice with health center.

Caversham occupies the North bank of the River Thames. The riverside promenade is a short walk away and leads to a footbridge to the train station and Reading town center.

There are frequent trains to London Paddington, Waterloo, Oxford, Gatwick and GWR, Cross Country and forthcoming Crossrail services. There are bus stops nearby for good bus services throughout the local area and to Henley, Oxford and beyond.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

## Living room

A bright and spacious dual aspect living room with two large double glazed windows allowing ample natural daylight to flood the room. TV

and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

Fully fitted kitchen with tiled floor, double glazed window. Stainless steel sink with lever tap. Built-in oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

## Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout. Double glazed window to rear wall. Ceiling lights, TV and phone point.

## Shower room

Fully tiled, fitted with suite comprising; shower cubicle, low level WC, vanity unit with sink and mirror above, grab rails, and emergency cord.

## Service charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Underfloor heating in the apartment
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £3,300.06 for financial year ending 31/03/27.

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease information

Lease: 125 Years from 1st June 2012

Ground rent: £425 per annum

Ground rent review: 1st June 2027

## Additional Information & Services

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEB PAGE FOR ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

